



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:01:51
Page 1

Assessment Data					Primary Image				
Account	660024539				<p>\\tsclient\C\Users\rln\Pictures\2017-10-23\IMG_0003.JPG 10/24/2017</p>				
Parcel ID	20N15E-29-3-00000-000-0000								
Cadastral ID	29-20-15-00900								
Property Type	REAL - Real Property								
Property Class	UA	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	306995								
MEHLHORN, ROBERT L &									
KARLA J									
5157 E 580 RD									
CATOOSA OK 74015-0000									
Parcel Location									
Situs	05488 E 580 RD								
Subdivision									
Lot/Block	/	Parcel Size	23.7 - Acres						
Sec/Twn/Rng	29 / 20 / 15 / 3								
Neighborhood	2015 - UNPLATTED								
School District	S002 - CATOOSA SCHOOLS								
Legal Description									
Lat/Long: 36.17922448 -95.74074884									
TR S2 SW BEG: SW/C S2 SW; E ALG S/L 561.97' TO POB; N 36- 26 W 236'; N 30-10 E TO PT INTERSECT W/L OF E2 SW SW; NLY ALG W/L TO NW/C E2 SW SW; ELY ALG N/L TO PT INTERSECT WLY ROW OF W.R. TURNPIKE; S 43-37 W ALG ROW 1474.8' TO AN ANGLE PT IN SD ROW; S 77-19 ALG ROW 478.1' TO AN ANGLE PT IN SD ROW; S 0-03 E 150'									
Building Permits									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2246/347	MCANALLY OF OKLAHOMA	05/22/2012	195,500	YES					
2170/499	JORDAN, JASON E	05/04/2011	190,000	YES					
1161/194	ALLISON, HENRY L & DAISY B	03/15/1999	236,500	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2013	Land Value	4,550	4,550	11%	501	Assessed	735 78.40	
Year Frozen	0	Improvements	25,402	2,123		234	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	29,952	6,673		735	Total Taxable	735 78.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660024539	MEHLHORN, ROBERT L &	1	47,274	0	713	76.00		
2024	2024-660024539	MEHLHORN, ROBERT L &	1	43,468	0	693	73.00		
2023	2023-660024539	MEHLHORN, ROBERT L &	1	40,564	0	672	69.00		
2022	2022-660024539	MEHLHORN, ROBERT L &	1	40,410	0	653	66.00		
2021	2021-660024539	MEHLHORN, ROBERT L &	1	48,616	0	634	56.00		
2020	2020-660024539	MEHLHORN, ROBERT L &	1	47,802	0	616	55.00		
2019	2019-660024539	MEHLHORN, ROBERT L &	1	45,294	0	598	54.00		
2018	2018-660024539	MEHLHORN, ROBERT L &	1	47,802	0	580	52.00		
2017	2017-660024539	MEHLHORN, ROBERT L &	1	46,130	0	564	51.00		
2016	2016-660024539	MEHLHORN, ROBERT L &	1	46,130	0	547	49.00		
2015	2015-660024539	MEHLHORN, ROBERT L &	1	45,294	0	531	47.00		
2014	2014-660024539	MEHLHORN, ROBERT L &	1	46,130	0	516	47.00		
2013	2013-660024539	MEHLHORN, ROBERT L &	1	4,550	0	501	45.00		



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Date 04/18/2026
 Time 07:01:51
 Page 2

Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	FLOOD ZONE	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		



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Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	4,550
Site Improvements	25,402
Total Value	29,952 0.00 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



Rogers


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Date 04/18/2026
Time 07:01:52
Page 3

660024539

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	40x100x10	Concrete		4,000
	Qual 4	Cond 3	Year 1952	Eff Age 56		
Valuation Summary		Modifier Total	RCN	Depr (76% Phys/ % Func)	RCNLD	
Base Cost (26.46 x 4,000)		105,840	105,840	80,438	25,402	



Rogers

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Date 04/18/2026
Time 07:01:52
Page 4

Agland Inventory

660024539

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80			23.700	192	192	4,550	4,550
NTV PST Totals						23.700			4,550	4,550
Total Agland						23.700			4,550	4,550